

**110 TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR APRIL 5, 2006, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 5:30 P.M. by Chair Burch.

**ATTENDANCE**

Members Present: Kendra Burch, Bob Cowan, D. Michael Kane, and Len Pacheco  
Members Absent: Steve Rice  
Staff Present: Sandy Baily, Associate Planner

**ITEM 1: 516 SAN BENITO AVENUE**

The Committee considered a request to remove this pre-1941 single family residence from the Town's Historic Resources Inventory. Burch moved to approve the request on the basis that the structure has no historic significance. Pacheco seconded, motion passed unanimously. Appeal rights were cited.

**ITEM 2: 16925 ROBERTS ROAD**

The Committee considered a request to remove this pre-1941 single family residence from the Town's Historic Resources Inventory. Pacheco moved to approve the request on the basis that although the siding is historic, the architectural form of the structure is not distinctive and the period trim and windows are gone. Kane seconded, motion passed unanimously. For the record, the Committee stated that the structure is a classic bungalow in terms of shape and siding material and staff should take this into consideration when reviewing any future additions.

**ITEM 3. 262 LOS GATOS BLVD**

The Committee considered a request to demolish a pre-1941 single family residence. Burch moved to recommend approval of the demolition to the Development Review Committee based on the structural documentation provided at a previous meeting which justified that the house is in poor condition and has several additions which were poorly constructed. Kane seconded, motion passed unanimously. The Committee stated that the replacement structure should be sensitive to the neighborhood.

**ITEM 4. 255 EDELEN AVENUE**

The Committee considered a request for exterior modifications to a single family residence located in the University/Edelen Historic District. Pacheco moved to approve the application as modified at the meeting subject to the following conditions:

1. A dormer style element shall be constructed which extends from the main roof and is supported by the internal roof structure. This element shall incorporate lattice material. A drawing of this modification is attached to the approved plan.

2. The front porch shall be constructed entirely in wood and shall be of a style appropriate to the architectural style of the house.
3. Siding material shall match existing.

Burch seconded. Motion passed unanimously. Appeal rights were cited.

ITEM 5. **100 CREFFIELD HEIGHTS**

The Committee considered plans for a first and second story addition to a pre-1941 single family residence. Pacheco moved to recommend approval of the application to the Director of Community Development. Burch seconded, motion passed unanimously. The Committee found that the additions to be removed were not historic and that the brick siding was irreparable and could be removed. This work would not classify as a demolition.

ITEM 6. **44 PLEASANT STREET**

The Committee considered plans to relocate and add onto a pre-1941 single family residence. The applicant was commended for going through significant lengths to meet Committee concerns. Burch moved to recommend approval of the application to the Development Review Committee subject to the following conditions:

1. The eaves of the addition shall be extended six inches.
2. The windows in the addition shall be raised six inches.
3. A stone fascia shall be added on the new porch to match the existing stone on the front porch.
4. The porch brackets shall be removed on the new porch.

Cowan seconded, motion passed unanimously.

ITEM 7. **OTHER BUSINESS**

- a. 307 Pennsylvania Avenue - The Committee considered preliminary plans for an addition to a pre-1941 single family residence. The Committee stated that the work proposed was a vast improvement, but expressed concern that the addition may take away from the historic structure. Existing trees were noted of being important to retain. Requested applicant to consider extending the porch.
- b. 115 N. Santa Cruz Avenue - The Committee considered a preliminary site plan regarding additions and/or renovations to the historic Coggeshall mansion site. The following comments were raised by the Committee:
  - Don't touch the existing building.
  - Recommend providing a model.
  - Applicant is on the right track. The concept is attractive.
  - Site currently feels foreboding. A development proposal should make the site appealing to venture into.
  - Providing buildings at the front and keeping the prominence of the main building is positive.
  - Retail on the street is important.
  - Landscaping can create a mystery to attract people.
  - Side buildings should not obscure the mansion.
  - Consider transparent corner buildings.
  - Any new building shall complement the mansion and site.

- Preserve major trees.
  - Obtain a good landscape architect.
  - Preserve wrought iron fence.
  - Corner buildings should be different.
  - Site should be inviting all day, not just an evening experience.
  - Provide sections to show different levels.
  - Look at relating entrances closer to the street.
- c. Residential Design Guidelines - Pacheco will work on the books for the bibliography.

ITEM 8.      **APPROVAL OF MINUTES**

The minutes from the meeting of March 1, 2006 were passed unanimously.

ITEM 9.      **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications.

ITEM 10:     **ADJOURNMENT**

The meeting was adjourned at 8:00 P.M. to the next regularly meeting on May 3, 2006.

Prepared by:

Approved by:

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Sandy L. Baily, Associate Planner

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Kendra Burch, Chair

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